

To Let

High quality
offices

Ground floor North wing
3,338 sq ft / 310 sq m

Ground floor East wing
8,287 sq ft / 770 sq m

First floor East wing
7,342 sq ft / 682 sq m



Seacourt
Tower
Oxford



www.seacourttower.co.uk

Seacourt Tower is a striking high quality office building with an impressive four storey glazed entrance atrium with three passenger lifts, on-site security at reception and 24 hour access. Current occupiers include Blake Morgan Solicitors, Bidwells, Grant Thornton, Reeds and Handelsbanken.

Located in Botley which is 1.2 miles / 1.9 kms to the west of Oxford Rail Station it has become the established business district for professional services and businesses seeking ease of access to Oxford City Centre and the Oxford Rail Station together with proximity to the A34.

Accommodation

All areas based on net internal floor measurements.

Ground floor North wing

3,338 sq ft / 310 sq m – 7 car spaces

Ground floor East wing

8,287 sq ft / 770 sq m – car parking to be confirmed

First floor East wing

7,342 sq ft / 682 sq m – car parking to be confirmed

Specification

The office suites are all accessed via the main atrium entrance which is manned by Seacourt Tower security/ concierge. The upper floor offices are accessed via two passenger lifts.



All the office suites will be extensively refurbished to provide the following features:

- Raised access floors
- Open plan office space
- Suspended ceilings with LED lighting
- VRF heating and cooling system with a mechanical supply and extract system to supply the floor with fresh air
- Solar tinted double glazed windows
- Communal WC and shower facilities (The ground and first floor East wing suites also have their own dedicated WC facilities)

Lease terms

The office suites are available to let on the basis of a new full repairing

and insuring lease.

EPC

EPC's will be provided following refurbishment.

Outgoings

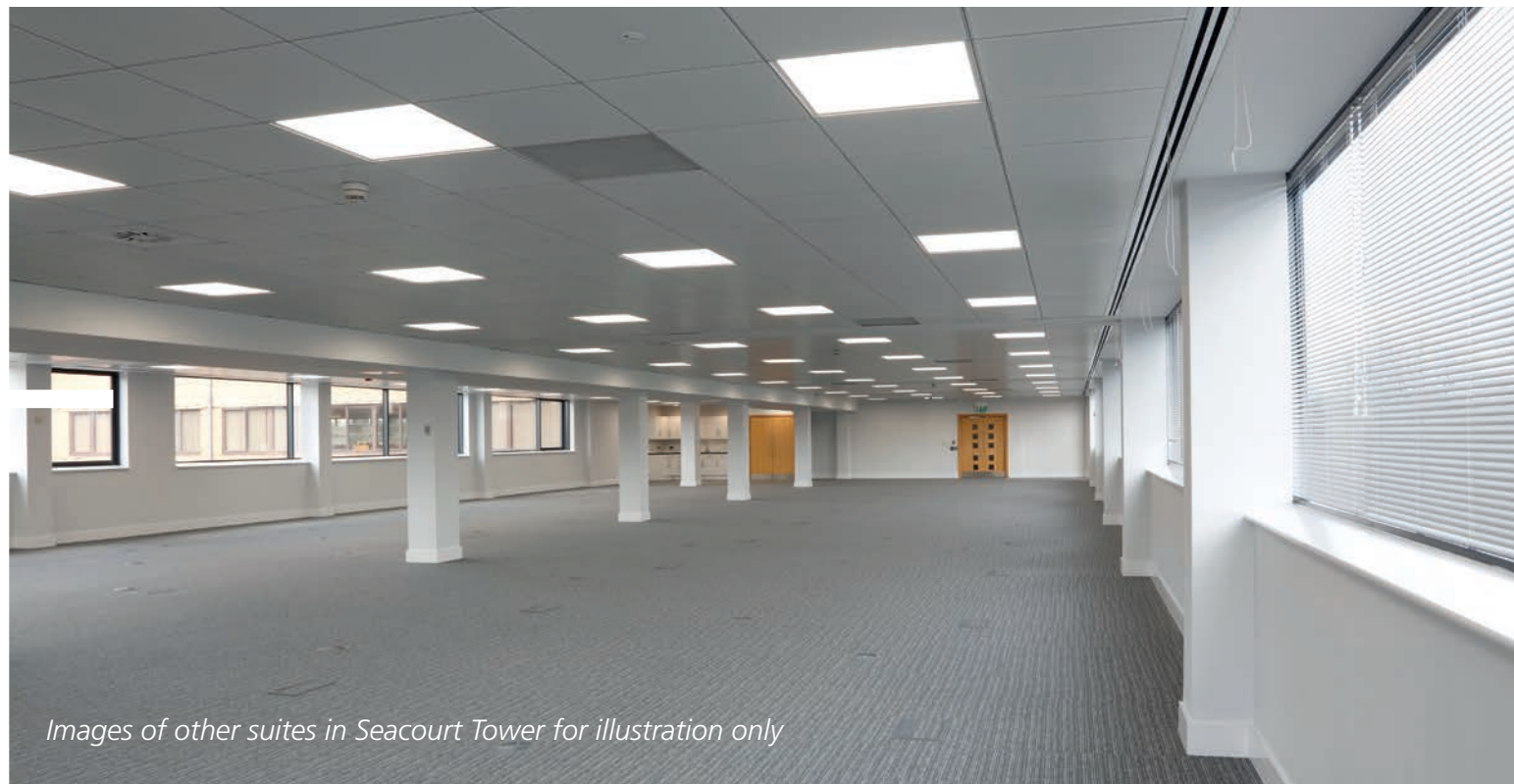
Tenants will be responsible for the payment of business rates and service charge.

Legal costs

Each party to bear their own legal costs. The ingoing tenant will be responsible for the stamp duty land tax.

VAT

All figures quoted in relation to this property are exclusive of VAT, where chargeable.



Images of other suites in Seacourt Tower for illustration only

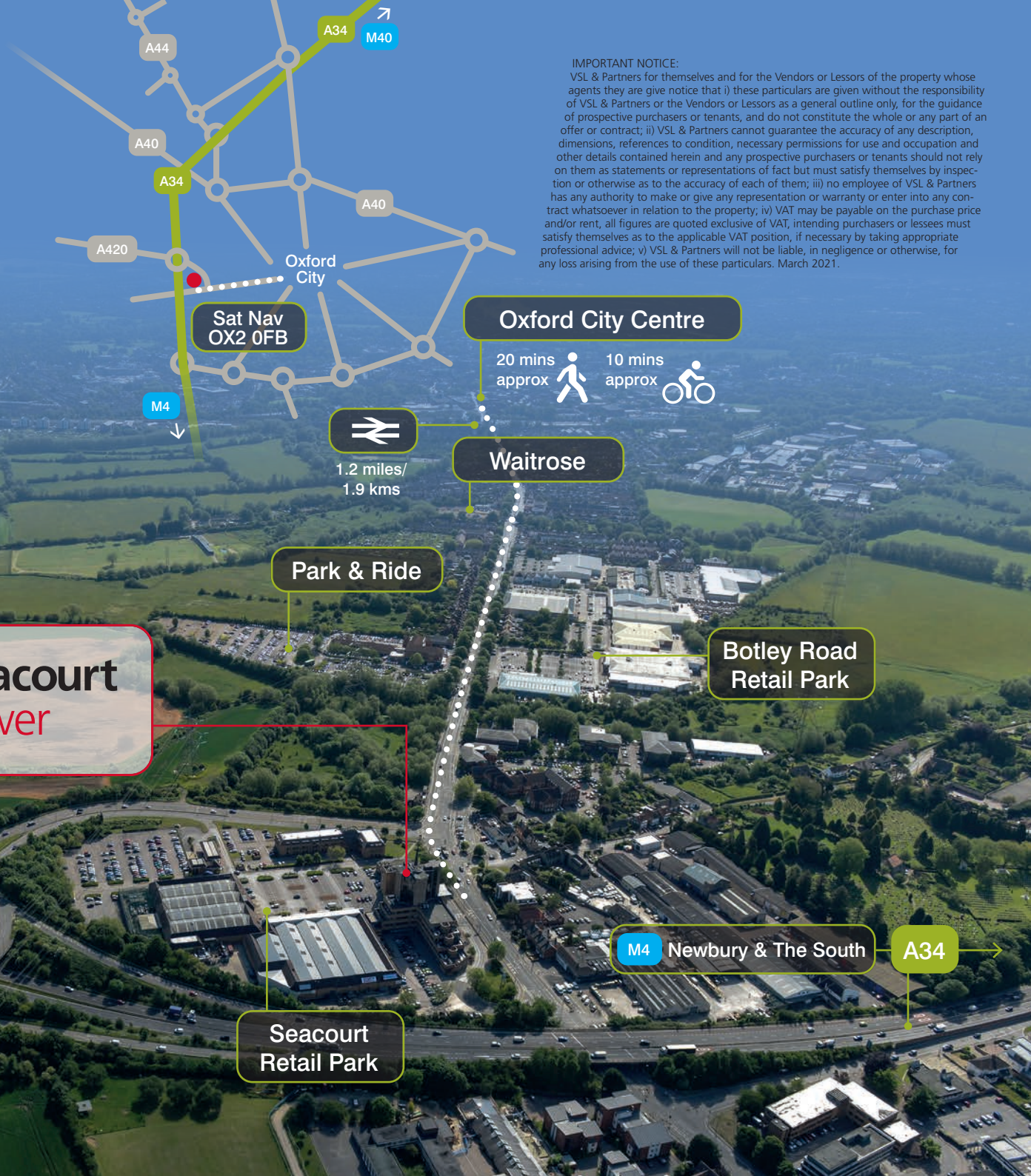


Seacourt Tower is a landmark building located just off the A34 Botley interchange to the west of Oxford. It is ideally situated for access to the rest of the county via the A34, A420 and the motorway network.

It is also only a short distance from Oxford City Centre and the Oxford Rail Station via the Botley Road with regular bus services.

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Oxford City Centre

20 mins approx 10 mins approx



1.2 miles/
1.9 kms

Waitrose

Park & Ride

Botley Road Retail Park

M40 Birmingham & The North

A34

Swindon

A420

M4 Newbury & The South

A34

Seacourt Retail Park